

BLOCK 198 N 1/2 OF LOT 4 W OF
R/W & S 1/2 OF LOT 3 E OF RR &
W OF R/W & BLOCK 315 S 1/2 OF

996 GREENWOOD ATLANTA LLC
3100 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0198-0042



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

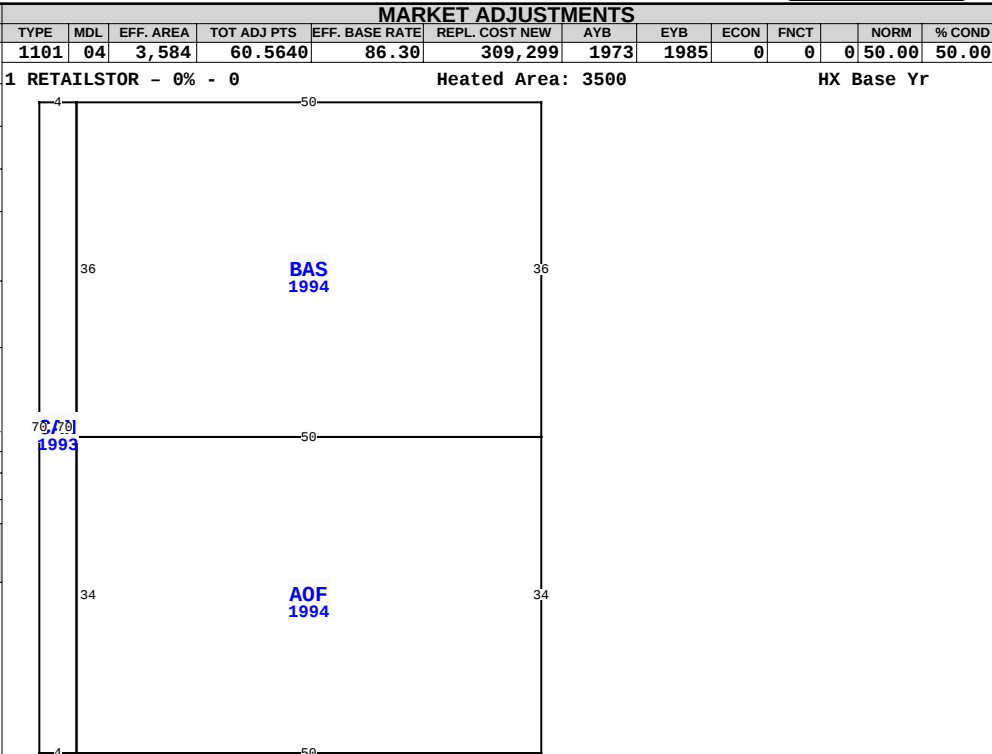
Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,700	100	1,700	73,355
BAS	1,800	100	1,800	77,670
CAN	280	30	84	3,625

TOTALS	3,780		3,584	154,650
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	5,472.00	SF	2.00	2.00	100	1973
2	0810	CONCRETE A	0	0	10	60.00	SF	6.50	6.50	100	1988
3	0810	CONCRETE A	0	0	0	450.00	SF	6.50	6.50	100	2005
4	0430	CL FNC 6B	0	0	0	89.00	LF	9.70	9.70	100	2005
5	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0003	CI	100.00	110.00	12,611.00	SF	



1485 S 8TH ST, FERNANDINA BEACH

BLD DATE	07/23/2018	KK	LGL DATE	
XF DATE	07/23/2018	KK	LAND DATE	05/25/2023
INC DATE			AG DATE	DC

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	5,472.00	SF	2.00	2.00	100	1973	1973	3	50	5,472	
2	0810	CONCRETE A	0	0	10	60.00	SF	6.50	6.50	100	1988	1988	3	54.5	213	
3	0810	CONCRETE A	0	0	0	450.00	SF	6.50	6.50	100	2005	2005	3	86	2,516	
4	0430	CL FNC 6B	0	0	0	89.00	LF	9.70	9.70	100	2005	2005	3	66	570	
5	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	66	396	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE 1FLR	0	0003	CI	100.00	110.00	12,611.00	SF	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	3,584	60.5640	86.30	309,299	1973	1985	0	0	50.00	50.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		154,650
TOTAL MARKET OB/XF VALUE		9,167
TOTAL LAND VALUE - MARKET		157,638
TOTAL MARKET VALUE		321,455
SOH/AGL Deduction		33,769
ASSESSED VALUE		287,686
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		287,686
TOTAL JUST VALUE		321,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R240007668	COMMERCIAL REPLAC	17,000	06/27/2024
B951610	CHNGE SRVC	0	02/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2505/1395	10/08/2021	WD U	I	I	40
GRANTOR: JOHNSON FLEET & FARM					
GRANTEE: 996 GREENWOOD ATLAN					
1458/0230	11/09/2006	WD Q	I		
GRANTOR: FERNANDINA AUTO PARTS					
GRANTEE: JOHNSONS MANAGEMENT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W50 CAN=[YR=1993] W4 S70 E4 AOF=[YR=1994] E50 N34 W50 S34 \$ N70 \$ S36 E50 N36 \$.											